

# For Sale

Offers Over: £199,950

SimonBrien



12 Lakeside Drive,  
Belfast, BT10 0NU

[simonbrien.com](http://simonbrien.com)

## Description

Situated off Finaghy Road South in the sought after Upper Malone area, this semi-detached home provides excellent accommodation for the young professional couple or family wanting to set up home in this area.

The ground floor accommodation includes a living room open plan to dining room with wood burning stove. Upstairs there are three bedrooms and a modern family bathroom.

Outside there is tarmac driveway parking to front.

This home is situated within a popular residential location due to its proximity to leading schools, the amenities of South Belfast and excellent transport networks.

Viewing is by appointment through our Lisburn Road office on 028

## Accommodation

Reception Hall  
uPVC front door and double glazed side panel to reception hall with laminate wood floor and understairs storage cupboard

Living Room  
24'7" x 10' (7.5m x 3.05m):  
Solid wood floor, 'Bilberry' wood burning stove, slate and hearth with feature beam above



Kitchen  
12'3" x 7'3" (3.73m x 2.2m):  
Tiled floor, range of high and low level units, part tiled walls, 'Bosch' under bench electric oven, 4 ring ceramic hob, stainless steel extractor fan, 1.5 bowl stainless steel sink unit, integrated fridge and freezer, plumbed for washing machine, storage cupboard, uPVC double glazed door leading outside



## Special Features & Services

- Semi-Detached Home Suited To The Young Professional Or Family
- Living Room Open Plan To Dining Room With 'Bilberry' Wood Burning Stove
- Fitted Kitchen
- Three Bedrooms
- Modern Fully Tiled Bathroom
- Gas Fired Central Heating
- Upvc Double Glazed Windows
- Upvc Facia Boards
- Tarmac Driveway
- Gardens To The Front And Rear With Patio Area
- Close To Willis Lake
- Within Walking Distance Of Public Transport Networks, Local Shops, Leading Schools And Motorway Networks Close At Hand
- Viewing By Private Appointment

First Floor Landing  
Access to roofspace

Main Bedroom  
12'11" x 9'3" (3.94m x 2.82m):  
Solid wood floor, built in wardrobe, built in hotpress



Bedroom 2  
9'9" x 9'8" (2.97m x 2.95m):

Bedroom 3  
9'11" x 6'9" (3.02m x 2.06m):

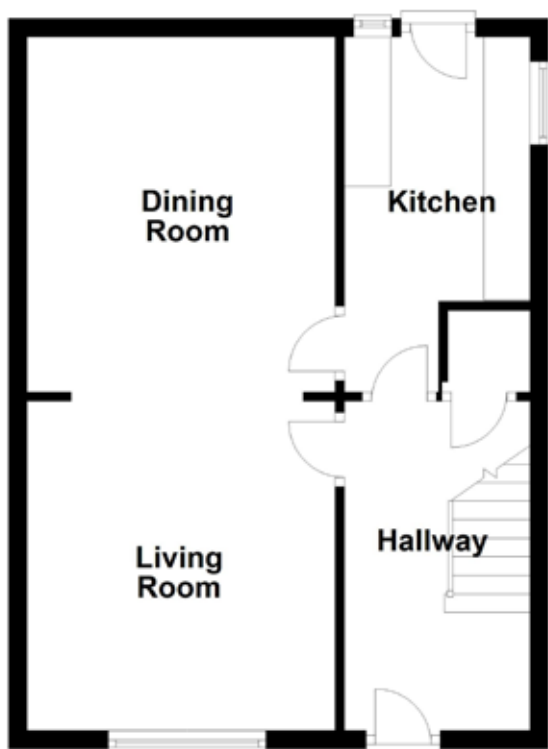


Fully Tiled Bathroom  
Low flush WC, pedestal wash hand basin, bath with Triton electric shower above

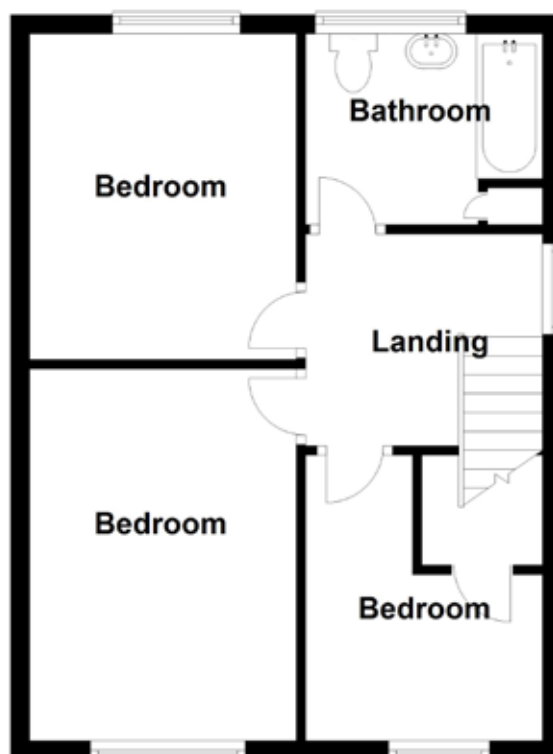
Outside  
Tarmac driveway to the side with front garden in lawn. Enclosed rear garden in lawn with paved sitting area and shed



### Ground Floor



### First Floor



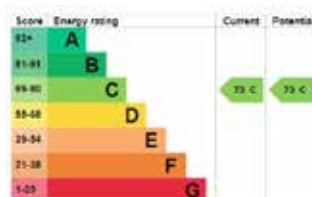
This plan is for illustrative purposes only.  
Plan produced using PlanUp.

#### VALUER

**Robin Lyons MNAEA, Dip in Property Valuer**  
Simon Brien Residential  
DDI: 02890 686117  
Email: [rlyons@simonbrien.com](mailto:rlyons@simonbrien.com)

#### MORTGAGE ADVICE

For free independent advice on mortgages talk to **Crawford Mulholland**  
348 Lisburn Road, Belfast,  
Co. Antrim, BT9 6GH  
T: 028 9066 5544  
E: [office@crawfordmulholland.com](mailto:office@crawfordmulholland.com)



[simonbrien.com](http://simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.